

AMENDING OFFICIAL ZONING MAP

**SOUTH OF WEST MARKET STREET OPPOSITE THE INTERSECTION WITH
THORNTON COURT**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF
GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from Conditional District – Light Industrial to Conditional District – General Business (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the western line of Air Products and Chemicals, Inc. as recorded in Deed Book 1975, Page 79 in the Office of the Guilford County Register of Deeds; said point being S03°28'00"W from the northwest corner of said Air Products and Chemicals, Inc.; thence S84°55'37"W 14.46 feet to a point; thence S28°16'58"W 91.40 feet to a point; thence S22°50'39"W 92.09 feet to a point; thence S84°55'37"W 642.37 feet to a point; thence S05°35'48"E 495.5 feet to a point; thence S86°43'35"E approximately 302 feet to a point; thence S85°42'00"E 100.00 feet to a point; thence S83°44'00"E 100.00 feet to a point; thence S82°10'00"E 48.20 feet to a point; thence N17°49'52"E 599.94 feet to a point; thence N02°11'00"E 184.75 feet to the point and place of BEGINNING.

Section 2. That the rezoning of Conditional District – Light Industrial to Conditional District – General Business is hereby authorized subject to the following use limitations and conditions:

- 1) Uses: All uses permitted in GB.
- 2) To be developed in conjunction with the CD-GB tract (#3361) to the north.
- 3) Building shall be retained and renovated.
- 4) A minimum of 40,000 square feet shall be occupied by a food store, department store, home furnishing store, or a sporting goods store.
- 5) The first floor of building shall be used for warehousing, service businesses, offices, and retail.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on November 28, 2005.